

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: SafeHouse Grant Proposal

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Dori DeBord

CONTACT: John Metsopoulos

EXT: 7133

MOTION/RECOMMENDATION:

1. Recommend the Board of County Commissioners authorize the Chairman to sign the US 17-92 CRA Redevelopment Grant Application, granting permission to SafeHouse to apply for funding under the U.S. 17-92 CRA Grant Program for Redevelopment and Construction on property owned by Seminole County.
2. Recommend the Board of County Commissioners deny permission to SafeHouse to apply for funding under the U.S. 17-92 CRA Grant Program for Redevelopment and Construction on County owned property.
3. Continue to a time and date certain.

District 5 Brenda Carey

John Metsopoulos

BACKGROUND:

SafeHouse of Seminole has submitted a CRA grant application for landscaping improvements on County owned property located in Sanford. The building is currently leased to SafeHouse of Seminole for \$1.00 annually. As the property owners, the Board must authorize the submittal of the grant request for review and consideration for funding by the Community Redevelopment Agency. This authorization allows SafeHouse of Seminole to apply for the grant.

STAFF RECOMMENDATION:

Staff recommends that the Board of County Commissioners authorize the Chairman to sign the US 17-92 CRA Redevelopment Grant Application, granting permission to SafeHouse to apply for funding under the U.S. 17-92 CRA Grant Program for Redevelopment and Construction on property owned by Seminole County.

ATTACHMENTS:

1. Grant Application
2. Grant Application Cont. 1
3. Grant Application Cont. 2
4. Grant Application Cont. 3

Additionally Reviewed By:

☒ County Attorney Review (Ann Colby)



**US 17-92 CRA Grant Program
for
REDEVELOPMENT & CONSTRUCTION**
Information & Application
Fiscal Year 2008-2009

GRANT

US 17-92 Community Redevelopment Agency Seminole County, Sanford, Lake Mary, Winter Springs & Casselberry

Purpose:

The purpose of the US 17-92 CRA Redevelopment and CRA Construction Grant is to encourage redevelopment to any existing building and to encourage private investment for new construction in the US 17-92 Community Redevelopment Area (map attached). Grants will be considered for exterior redevelopment and new construction work as itemized on page 3, except in the case of contaminant removal where funds can be allocated for interior and exterior projects.

The US 17-92 CRA Grant Program is designed to encourage private investment within the US 17-92 Community Redevelopment Area. The program provides public funding up to twenty percent of the total project costs, per building to pay for redevelopment and construction projects within the US 17-92 Community Redevelopment Area. Funds are appropriated annually in the US 17-92 CRA budget, and funding is available on a first-come first-served basis. The program is subject to the availability of budgeted funds in the US 17-92 CRA budget.

The US 17-92 CRA Grant must support the goals of the Overlay District for the US 17-92 CRA area. Applicants are also encouraged to consider the design guidelines specified in the Overlay to achieve the "Core Urban Green Living" theme.

Applicants are reminded that grant awards made are discretionary in nature and should not be considered an entitlement. All grant criteria contained herein are guidelines for awards, and successful applicants may receive any amount up to the maximum award. Should an applicant meet all grant criteria, a grant may or may not be awarded at the RPA's or CRA's discretion due to funding limitations, competing applications, and/or competing priorities.

Eligibility Requirements:

The US 17-92 CRA Grant Program is available to businesses and/or property owners that are located within the US 17-92 CRA district. Businesses must be properly licensed through the corresponding agency charged with the applicant's licensing, and applicants must propose a permitted/conforming use within the US 17-92 CRA district.

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Applications will not be accepted from property owners (and tenants of property owners) who are delinquent on their taxes. Applicants must not have outstanding code violations or code liens. Additionally, applicants must be current with their occupational licensing requirements.

Eligibility Improvements:

The US 17-92 CRA Grant Program shall provide funds for redevelopment and construction projects that are consistent with the Land Development Code of the political subdivision where they are located, and further the goals outlined in the CRA Master Plan. Funds may be used for the following types of improvements:

Qualifying Improvements for Redevelopment & Construction

- Contaminant Removal, Interior & Exterior
- Ingress/Egress Improvements
- Exterior Lighting
- Exterior Signage
- Exterior Windows
- Façade Enhancements
- Landscaping
- Parking Improvements
- Roofing
- Sidewalks
- Utilities including but not limited to: Relocation & Improvements of existing utilities, Waterline Installation & Improvements, Storm water and Drainage Improvements, Lift Stations
- Special Site Specific Needs (as determined by the RPA and CRA)

**NOTE: All architectural designs, materials and colors must be consistent with the standards of the US 17-92 Community Redevelopment Area .For Façade and Landscaping grant requests under \$10,000 please refer to the CRA Mini Grant program.*

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Available Funding and Matching Requirement:

A maximum amount up to twenty percent of a total a non-landscaping project may be allocated from the US 17-92 CRA funds for this program. It is anticipated that the number of projects submitted per year will increase as the program becomes more visible.

For landscaping improvements, the total cost of the overall landscaping project shall be available for an individual property.

Application Process and Deadline:

Applications will be accepted on a first-come, first-served basis and will be reviewed on an ongoing basis.

(1) The applicant receives a US 17-92 CRA Grant Program Application form from the Seminole County Services Building or by downloading it from the RedevelopmentinSeminole.com website, and participates in a pre-application meeting with the Technical Advisory Committee. The Technical Advisory Committee will be comprised of the US 17-92 CRA Program Manager and representatives from the Planning Departments of Seminole County, Sanford, Lake Mary, Winter Springs, and Casselberry.

(2) The applicant completes the application (pgs. 9 through 17) and submits it to the Technical Advisory Committee for review and approval. The application package includes the following;

- ☐ Current photo(s) of project site
- ☐ Property Appraiser parcel number and proof of paid property taxes
- ☐ Applicant Information
- ☐ Listing of businesses or services offered on site
- ☐ Description of proposed improvements
- ☐ Identification of project's support of the CRA Master Plan
- ☐ Current Occupational License
- ☐ Rendering or sketch of proposed improvements
- ☐ Architectural plans – elevation drawings, dimensions, measurements, etc.
- ☐ Color and Material samples
- ☐ Sign/Awning design drawings and/or plans
- ☐ Documentation of cost estimates – copies of vendor bids, estimates, etc
- ☐ Signature of Property Owner and Applicant
- ☐ Completed Application

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The applicant is responsible for all building and other permits and fees which are associated with the proposed project.

- Applicants are advised to submit a complete application and all supporting materials per the instructions in this packet; the committee will not review incomplete applications.

(3) The Technical Advisory Committee reviews the application according to the program selection criteria and forwards a recommendation to the RPA who then provides recommendation to the US 17-92 CRA.

(4) The US 17-92 CRA (Seminole County Commission) considers the recommendations of the RPA, and either approves the grant, approves with modifications, or denies the application and funding amount. If denied, the applicant may modify the existing application or reapply at a later date for a different project.

(5) The applicant and the US 17-92 CRA shall enter into a contract to specify the obligation of the applicant for grant reimbursement. The contract may be recorded in the public records of Seminole County, Florida. Prior lien holders may be required to subrogate their lien interests as a condition of the grant.

- Please note that **applications must be reviewed and approved BEFORE work begins.** Grants will not be awarded to projects that are under construction or completed.

(6) For projects approved by the Technical Review Committee, after the applicant submits any applicable permit applications to the appropriate City and/or the County for approval, and upon issuance of a permit, he/she completes the improvements according to City and County rules and regulations. Grant applications will not be accepted for projects under construction or completed.

The Cities and County are required to file informational returns (Form 1099-G) for individuals and entities receiving grants from the US 17-92 CRA. This information is confidential and will only be used for informational return reporting purposes. Grant recipients must sign and return Substitute W9 form to the City/County before funds can be distributed.

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- (7) Upon completion of the improvements, final inspection and approval by the US 17-92 CRA, and issuance of a Certificate of Occupancy (if applicable), the applicant submits a "reimbursement package" to the US 17-92 CRA which includes the following:
- Completed reimbursement form (provided by the US 17-92 CRA);
 - Copies of applicable invoices or receipts;
 - Proof of payment for improvements (which must be at least as much as the amount indicated in the application); and
 - Photos of improvements (before and after).

Applicants will receive grant funding after the project is completed and all associated costs have been paid. Upon completion of approved work, in order to receive grant payment, the applicant must submit documentation of work completed and proof of payment to the US 17-92 CRA. It is the responsibility of the award recipient to maintain proper documentation of funds expended in the course of completing the project. Release of funds is subject to submission of this documentation to the US 17-92 CRA by the award recipient. The project must be completed essentially as presented to the US 17-92 CRA in order to receive payment. At the approximate midpoint of the project the applicant will give an update to the RPA on the progress of the project either in writing or in person. The CRA reserves the right to make on-site inspections throughout the course of the project.

- Acceptable documentation is defined as PAID invoices/statements and/or schedule of values from vendors clearly detailing the work done for the project accompanied by copies of the cancelled check or credit card statement showing payment accompanied by a vendor invoice.

- (8) If the project is not completed, is not approved in its final inspection, or does not receive its Certificate of Occupancy (if applicable) within one year of award, the grant shall expire.

- Applicants have 12 months from the completion date of the project to file for reimbursement according to procedures set forth within the contract. The CRA will not be responsible to inform the applicants of this deadline.

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If you have more than one project:

Grant applications will not be considered if the single building under the same ownership has received maximum 20 percent grant funds within the same category for a period of ten (10) years.

The following selection criteria will be used to review and rate applications for the US 17-92 CRA Grant Program. Criteria are derived from the goals and objectives of the US 17-92 CRA's adopted Redevelopment Plan as well as the adopted Comprehensive Plan of the political subdivision where the project is located.

Quality of Site Design and Materials: Degree to which the proposed project promotes the adopted Redevelopment Plan and promotes harmony with neighboring structures through the implementation of the Land Development Regulations and the use of urban design principles, site design, architecture, materials, color, landscaping, and other visual physical amenities.

- (1) **Streetscape Aesthetics and Functionality:** Degree to which the proposed project enhances the streetscape of US 17-92, including the addition or enhancement of display windows, awnings, landscaping, ADA compliance and architectural amenities such as arcades, balconies and porches.
- (2) **Increased Safety:** Degree to which the proposed project will promote safety by easily identifying the business for customers and emergency services.
- (3) **Removal of Slum and Blight:** Degree to which the proposed project upgrades or eliminates substandard structures or eliminates non-conforming uses.

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Redevelopment/Construction

Funding Structure:

Matching dollar for dollar or percentage of total expenditure. Limit of up to 20% of overall project costs to perform general repairs and/or work to comply with current city, county and state codes to occupy the building.

Criteria for Program:

- Only one Redevelopment/ Construction Grant will be awarded per structure.
- Must receive Certificate of Occupancy (or Functional equivalent) from building department for funds to be released.
- Property taxes must be current.
- The property cannot have any outstanding code or zoning violations.
- Plans & design must be submitted to Regional Planning Authority for review.
- Must remain in its approved design for a period of 10 years.
- Must comply with all applicable codes, ordinances, regulations and permitting requirements.

Boundaries:

US17-92 CRA District

**See list for qualifying improvements page three of application*

Disclaimer:

Neither the City of Sanford, nor the City of Lake Mary, nor the City of Winter Springs, nor the City of Casselberry nor Seminole County, shall be responsible for the planning, design, or construction on the property that is owned by the applicant. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the US 17-92 CRA Grant Program. The applicant is advised to consult with licensed architects, engineers, or building contractors before proceeding with final plans or construction.

GRANT

Redevelopment/Construction Grant Application

Owner SEMINOLE COUNTY VICTIMS' RIGHTS COALITION, INC., D/B/A SAFEHOUSE OF SEMINOLE, JEANNE GOLD, EXECUTIVE DIRECTOR

Applicant Address: 901 FRENCH AVENUE (17-92)

City: SANFORD Zip Code: 32771

Project Contract Person for Public Entity: MICHAEL F. TOWERS

Phone: 407-834-2557

E-mail: TOWERS@FLEETFINANCIAL.NET

Mailing Address: 754 FLEET FINANCIAL COURT, #300, LONGWOOD, FL 32750

Application Preparer (if different than owner): _____

Phone: _____ - _____ - _____

E-mail: _____

Mailing Address: _____

I. SITE IDENTIFICATION AND HISTORY

SITE INFORMATION

1. Name of Site or Business Name: SEMINOLE COUNTY VICTIMS' RIGHTS COALITION, INC., D/B/A, SAFEHOUSE OF SEMINOLE TRANSITIONAL HOUSING

Site Address: 901 FRENCH AVENUE

City, County or Township: SANFORD, SEMINOLE COUNTY Zip Code: 32771

Acreage of Site: APPROX 1/2 Bldg. Sq. Ft.: 6,210 SQ FT

County Commission/City Commission District# CAREY A JONES B

2. A. Current property owner(s): SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

When was the property purchased? 1960 For what amount? N/A

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B. Who will develop the site? SEMINOLE COUNTY VICTIMS' RIGHTS COALITION, INC., D/B/A SAFEHOUSE OF SEMINOLE

Will the developer own the property at any time? _____ Yes X No

When the property was/will be purchased? N/A For what amount? \$ N/A

C. Who will own the site after development? SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS LEASING TO SEMINOLE COUNTY VICTIMS' RIGHTS COALITION, INC., D/B/A SAFEHOUSE OF SEMINOLE WITH MORE THAN 20 YEARS REMAINING ON THE LEASE

When the was/will the property be purchased? N/A For what amount? N/A

CURRENT AND FUTURE LAND USE

3. Zoning/Land Use:

A. Current: Industrial _____ Commercial X Residential _____
Mixed-use _____ Other (Specify) _____

B. After Cleanup: Industrial _____ Commercial X Residential _____
Mixed-use _____ Other (Specify) _____

4. Current economic condition:

Vacant lot _____ Developed site X Other _____

- FORMER EMERGENCY SHELTER BEING RENOVATED TO BE A LONG TERM TRANSITION FACILITY FOR 9 WOMEN AND FAMILIES. LENGTH OF STAY IS 2 YEARS MAXIMUM PROVIDING THEY ARE GOING TO SCHOOL OR LEARNING A TRADE.

5. How many buildings are currently on site? ONE

Industrial _____ How many are occupied? _____ If vacant, for how long? _____

Commercial X How many are occupied? 0 If vacant, for how long? _____

Residential _____ How many are occupied? _____ If vacant, for how long? _____

6. Year building(s) was/were built: 1960

7. Please describe the condition of the buildings on the site (Digital photo file attachment highly recommended but not required).

- OLD ARCHITECTURE BUT CONSTRUCTED OF SOLID POURED CONCRETE AND MASONRY BLOCK. IN NEED OF COMPLETE RENOVATION, INSIDE AND OUT. BUILDING WAS THE OLD HEALTH

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II. COST ANALYSIS

BUDGET TABLE

| Use of Fund | Amount | Already Incurred? (Y/N) | Date Incurred |
|---|----------|----------------------------|---------------|
| Landscaping | \$25,000 | N | |
| Exterior Lighting | \$2000 | N | |
| Exterior Knock-out, Sandblasting and Stucco | \$15,000 | N | |
| Exterior Paint | \$667 | | |
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TOTAL: \$42 ,667

III. ANALYSIS OF REDEVELOPMENT POTENTIAL

8. Describe the current conditions of the site.

DEPLORABLE. GIVES THE APPEARANCE OF VACANT, ABANDONED AND OVERGROWN. SHOWS INSTITUTIONALLY VIEWED AGED DESIGN IN AN AREA THAT NEEDS REVITALIZATION TO MATCH THE TOWN RENOVATION FROM THE RIVER WALK. THIS PROJECT WILL PREPARE THE AREA FOR "THE CREEPING IN" OF THE URBAN RIVERFRONT AREAS. THIS PROJECT WILL EMBRACE THE CULTURAL CORRIDOR AND MAKE UPGRADES ACCORDINGLY. THERE MUST BE A START OF THIS NORTHERN STRIP SOMEWHERE. THIS RENOVATION WILL SPUR DEVELOPMENT.

9. Describe how redevelopment of the site will improve conditions in the vicinity and/or spur adjacent development, and how the project is line with the goals, vision and mission of the US 17-92 CRA.

SAFEHOUSE IS VERY COMFORTABLE WITH ITS ROLE AS A CATALYST FOR THE REVITALIZATION OF THE 9TH AND 10TH STREET BLOCK OF FRENCH AVE. IN PARTNERSHIP WITH HUD, SAFEHOUSE HAS TAKEN AN OLD, UNDERUTILIZED BUILDING AND MADE VERY PRACTICAL DEVELOPMENT DECISIONS TO MODIFY THE FORMER DOMESTIC VIOLENCE EMERGENCY SHELTER FOR TRANSITIONAL HOUSING UNITS AND A SMALL BOUTIQUE. THE UPSIDE FOR SANFORD IS A PROFOUND CHANGE IN THE WAY THE 17-92 LOOKS AND FEELS, BRINGING TO LIFE A DEAD ZONE IN THE HEART OF TOWN. THE IDEA IS TO IMPROVE EXISTING, EYESORE AND BRING LIFE AND FUNCTIONALITY INTO THE AREA.

THE SAFEHOUSE RENOVATION WILL SPUR THE DEVELOPMENT OF OTHER VACANT AND UNDERPERFORMING SITES NEARBY. THE REDEVELOPMENT SHOULD SPUR STANDARDS OF SMART, SUSTAINABLE URBAN DEVELOPMENT

10. Describe how the redevelopment of the site will increase Public Safety.

FIRST, WITH THE REPAIRING AND REFURBISHING OF THE DOORS AND WINDOWS; SANDBLASTING THE EXTERIOR; AND INSTALLING AN UP-TO-DATE SECURITY SYSTEM AND FIRE SUPPRESSION SYSTEM; AND INSTALLING NEW LIGHTING SYSTEM, SHOWS THAT THE MAJOR BENEFITS OF THESE RENOVATIONS ARE TO PROMOTE PUBLIC SAFETY WHILE GIVING THE OLD HEALTH DEPARTMENT TURNED DOMESTIC VIOLENCE HAVEN, AN OVERALL BRIGHTER LOOK AND FEEL. THE BOUTIQUE FACING 17-92 WILL BRING THIS OVERGROWN OLD BUILDING TO LIFE, AND POSITIVELY AFFECT THE ATTITUDES AND BEHAVIORS OF THOSE WHO FREQUENT 17-92. CHILDREN WHO HAVE WITNESSED DOMESTIC VIOLENCE IN THEIR HOMES, PRODUCTS OF BROKEN HOMES WILL HAVE A SOLID HOME BASE. THE SANFORD POLICE DEPARTMENT IS NEXT DOOR AND HAS A POSITIVE INFLUENCE ON THE RESIDENTS. THERE IS THAT EXTRA LAYER OF SECURITY AND WILLINGNESS TO EMBRACE LAW ENFORCEMENT.

ADDITIONAL SECURITY LIGHTING WILL ILLUMINATE THE ENTIRE AREA. THIS REVITALIZED SECURITY LIGHTING WILL CREATE ADDITIONAL AMBIENT LIGHTING FOR THE SURROUNDING AREA. THE SIX FOOT FENCING THAT HAD SURROUNDED THE BUILDING HAS BEEN REMOVED AND AN OPEN LANDSCAPE PLAN HAS BEEN DEVELOPED.

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11. Is the site contaminated? NO
If so, what measures have been taken to address the contamination?
13. Will Seminole Economic Enhancement District (SEED) Funds be requested? NO
If so, for what purpose?
14. What will be the total project costs? 213,332.53
Of these costs, how much will be private? \$65,000 (SAFEHOUSE MATCHING FUNDS)
Public? \$65,000 FROM HUD AND \$47,000 REQUESTED FROM THE CRA
\$42,667
15. What are the current property taxes (as determined by the Property Appraiser) for the site and its appraised value? \$458,000
16. What are the projected property taxes and appraisal value after final development? NO PROPERTY TAXES, APPRAISED VALUE TO BE DETERMINED
- 17a. What is the expected rate of return on the investment by the CRA. NO, SAFEHOUSE IS A 501 3C NON-PROFIT, THERE FORE IT MAINTAINS A TAX EXEMPT STATUS. TRADITIONAL RATE OF RETURN WILL NOT BE REALIZED ; HOWEVER, BEING IN THE HEART OF ECONMICALLY CHALLENGED AREA WE WILL BE THE FIRST TREE TO BEAR FRUIT. RENOVATION AND REVITALIZATION IS A NATURAL CONTAGION. ALL STATITICS SHOW THAT CRA'S THROUGHOUT THE UNITED STATES, SPACED OUT-OUT SEEDLINGS OF PROJECTS CULTIVATE THE AREA ALMOST TWICE AS FAST AS THOSE WHO ADOPTED AN ARREA GROTH PLAN.
- 17b. What is the time frame for the return on investment by the CRA? N/A

AS STATED ABOVE, THE AREA SHOULD GROW AT TWICE THE NORMAL RATE. IF YOU LOOK AT THE DEMOGRAPHICS OF THE FIVE BLOCKS SURROUNDING THE PROJECT, THERE ARE NO BUSINESSES CAPABL, OR MORE ACCURATLEY STATED, INTERESTED IN BEING, THE CASE YTEST FOR ECONOMIC STIMULUS IN THE AREA. WHILE SAFEHOUSE CAN AND WILL BE THE"POSTER CHILD" FOR THE AREA, THE 8UNDERLYING REASON FOR THE RENOVATION IS TO GIVE THE RESIDENTS NOT ONLY AN OPPORTUNITY TO BECOME INDEPENDENT BUT TO LIVE IN ATMOSHERE WHICH STATISTICALLY HAS PROVEN TO BE BETTER THAN THEIR MOST RECENT PAST AND HOPEFULLY RE-ENTER THE COMMUNITY EMPOWERED TO HELP THEMSELVES

JOB CREATION & RETENTION

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18. Forecast the number of new jobs created after redevelopment and final development of the site (jobs that did not exist in the US17-92 CRA prior to development). Total New Jobs: 6

NEW JOBS TABLE

| Position Title | Total # of Full-Time Jobs | Total # of Part-Time Jobs | Annual Wage per Job | Expected Hire Date |
|--------------------------------|---------------------------|---------------------------|---------------------|--------------------|
| VICTIM SERVES ADVOCATE | 1 | | \$12 P/H | 1/10/09 |
| VICTIM SERVICES ADVOCATE | | 2 | \$12 P/H | 1/10/09 |
| 3 RD SHIFT SECURITY | | 2 | \$12 P/H | 1/10/09 |
| BOUTIQUE CLERK | 1 | | \$10 P/H | 2/1/09 |
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SAFEHOUSE HAS RECEIVED FUNDING THROUGH HUD TO PAY FOR THREE ADDITIONAL POSITIONS TO RUN THE 9TH STREET DWELLING. THE FUNDING CARRIES THROUGH FOR TWO YEARS . TWO OF THE POSITIONS ARE FULL TIME AND TWO ARE PART TIME. ALL ARE ANNUAL WAGES SET AT \$25,000. EXPECTED HIRE DATE IS JANUARY 10, 2009. FURTHER, THE RESIDENTS WILL BE WORKING AND ATTENDING SCHOOL IN THE AREA. THERE WILL BE NINE FAMILIES, APPROXIMATELY 14 TO 16 PEOPLE OCCUPYING THE BUILDING.

HOUSING DATA

19. If the site will be redeveloped for residential use, provide the following data:

RENTAL: Total number of units 9
Monthly rental cost per unit \$ 0 - \$200 (TO COVER UTILITIES)
Number of affordable units' 9
Construction cost per unit \$ 17,284.83

OWNER OCCUPIED: Total number of units _____
Purchase price per unit \$ _____
Number of affordable units/homes _____
Construction cost per unit \$ _____

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OTHER PUBLIC BENEFITS

20. Are there environmental enhancements associated with this project, such as “green development” or other environmental infrastructure? X Yes No
21. Does the project advance or promote the growth of the green economy? YES
If yes, please describe.

RESIDENTS AND STAFF ARE TASKED WITH THE PREVENTION AND REDUCTION OF ENVIRONMENTAL POLLUTION BY: THE CONSERVATION OF ENERGY AND WATER – MUCH OF THAT HAS BEEN ACCOMPLISHED BY THE REPLACEMENT NON-WATER SAVING PLUMBING FIXTURES AND PROPOSED NEW DROUGHT TOLERANT LANDSCAPING, IN ADDITION TO NEW ENERGY EFFICIENT FIXTURES AND LIGHT BULBS

RECYCLING

22. Will “Beginning to LEED” Funds be sought? NO
23. What positive environmental infrastructure improvements are associated with this project? Attach supporting documentation that indicates the positive public benefit to infrastructure enhancements.

THE SOCIAL SERVICES PART OF THIS PROJECT SUPPORTS HUD AND ITS GOAL TO ASSIST WITH TRANSITIONAL HOUSING FOR VICTIMS OF DOMESTIC VIOLENCE. THE PROJECT BENEFITS VICTIMS OF CRIME AND THEIR CHILDREN. IT PROVIDES A BETTER LIVING AND ECOLOGICAL ENVIRONMENT IN SANFORD.

PROXIMITY TO PUBLIC TRANSIT

24. Attach a local transit schedule, and highlight the lines that serve the project site or surrounding area. If a regularly scheduled route does not serve the area, please provide information about other forms of transit that serve the project site. A LYNX BUS IS ALREADY LOCATED ACROSS THE STREET AND DOWN THE STREET FROM THE BUILDING
25. Would you agree to provide an easement to establish a bus shelter if appropriate?
 X Yes No

PROVIDED SECURITY OF FACILITY IS TAKEN INTO CONSIDERATION.

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Submittals

Applications **must** include the following materials, if applicable, for consideration by the US 17-92 CRA:

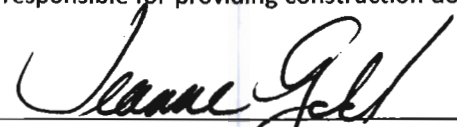
- ☐ Current photo(s) of project site
- ☐ Property Appraiser parcel number and proof of paid property taxes
- ☐ Applicant Information
- ☐ Listing of businesses or services offered on site(unless residential)
- ☐ Description of proposed improvements
- ☐ Identification of project's support of the CRA Master Plan
- ☐ Current Occupational License(unless residential)
- ☐ Rendering or sketch of proposed improvements
- ☐ Architectural plans – elevation drawing, dimensions, measurements, etc.
- ☐ Color and Material samples
- ☐ Sign/Awning design drawings and/or plans
- ☐ Documentation of cost estimates – copies of vendor bids, estimates, etc
- ☐ Signature of Property Owner and Applicant

Applications lacking sufficient materials to describe the project will NOT be reviewed.

I, _____, attest that the information contained herein is correct to the best of my knowledge. I further understand that the Redevelopment & Construction Grant Program benefits are contingent upon funding availability and US 17-92 CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties within the designated US 17-92 CRA boundary are not eligible for grant monies funded programs when such funding conflicts with the goals expressed in the US 17-92 CRA Community Redevelopment Plan. I further understand that I am responsible for providing construction documents and/or permits required for any work.

Signature of Property Owner

Print Name


Signature of Business Owner


Print Name

Note: **Must** submit Addendum B along with application. If applicant is leasing from property owner, Applicant **must** submit Addendum A with Application.

This Section for Official Use Only

Amount Received: _____

Date Reviewed by RPA: _____

Date Reviewed by TAC: _____

Recommendation to US 17-92 RPA: _____

Action by US 17-92 RPA: _____

GRANT

Addendum A

Date: _____
To: **US 17-92 CRA**
Community Redevelopment Agency
From: _____
(Property Owner)

Subject: Permission for Revitalization and Construction Grant Program Participation

As the owner of _____, I give my tenant,
_____, permission to participate in the US 17-92,
Revitalization or Construction grant Program as detailed in the Revitalization and Construction Grant Application.

Property Owner's Signature

Property Owner's Name Printed

STATE OF FLORIDA:
COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this _____ day of _____,
200____, by _____. He/She is personally known to
me or has produced _____ as identification and did not
(did) take an oath.

(SEAL)

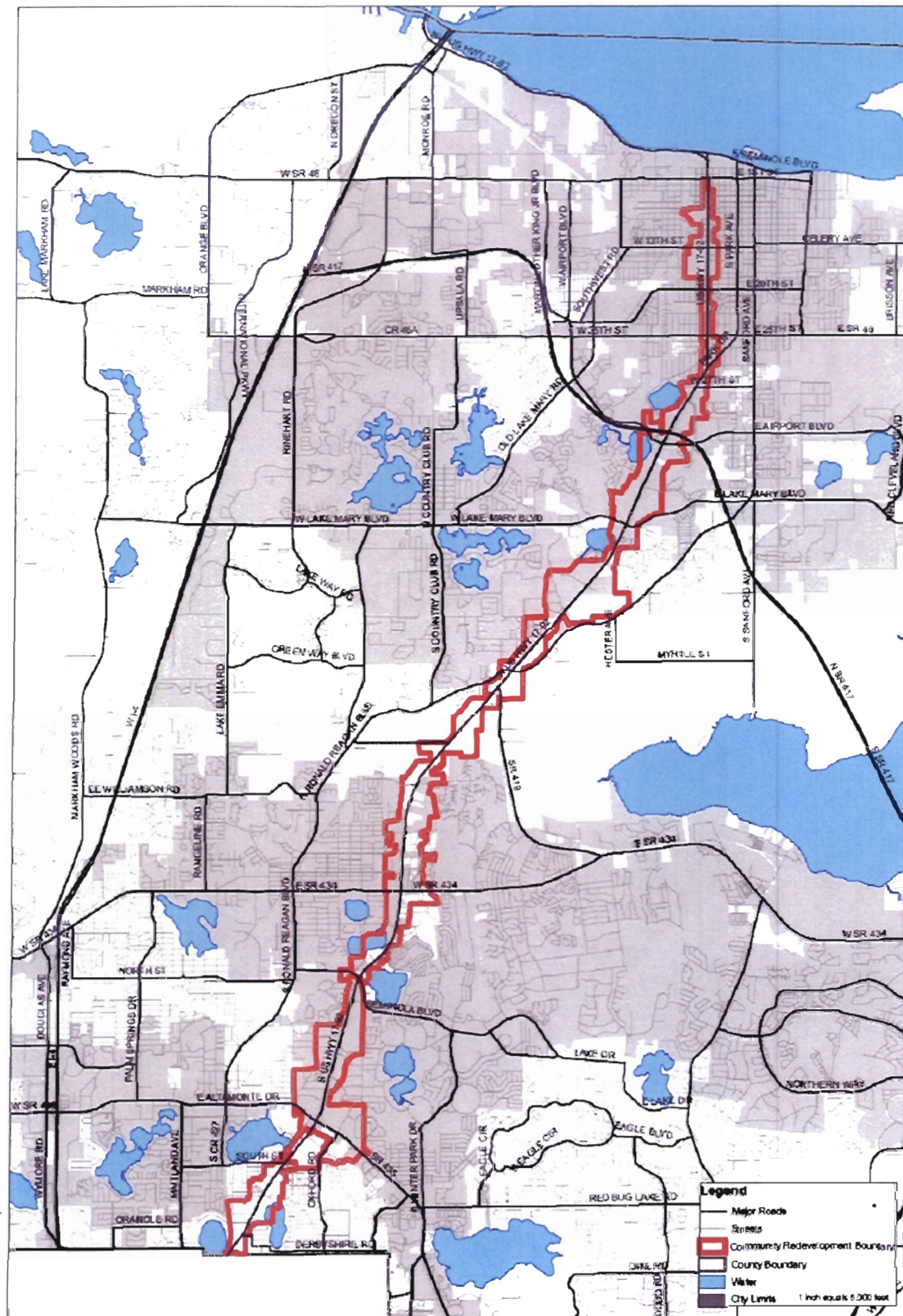
Notary Public, State of Florida, (Signature of
Notary taking acknowledgement)

Name of Notary Typed, Printed or Stamped

My Commission Expires:

Commission Number

Community Redevelopment Boundary



GRANT

II. COST ANALYSIS

BUDGET TABLE:

| Use of Fund | Amount | Already Incurred (Y/N) | Date Incurred |
|--|--------------------------|-----------------------------|----------------------------|
| Permits | 340.30 | Y | 7-08 |
| Door Security System | 8,180.00 | Y (1/2) 4,140 pd | 10-01-08 |
| Security System | 15,000.00 | Y | 9-2-08 |
| Fire Alarm | 2,887.65 | Y (1/2) 1,544.90 pd | 9-8-08 |
| Appliances | 7,492.56 | Y | 9-11-08 |
| Survey | 300.00 | Y | 8-20-08 |
| Concrete | 4,161.00 | Y | 10-6-08 |
| Electrical | 7,182.71 | Y | 10-6-08 |
| Paint Exterior Paint | 4,200.00 2,500 | Y in part N exterior | 9-17-08 |
| Labor (prep/drywall) | 7,583.51 | Y | 8-08 thru 10-6-08 |
| Framing | 6,175.00 | Y | 8-21-08 thru 9-8-08 |
| Lumber | 802.75 | Y | 9-11-08 |
| Door/Windows | 10,495.00 | Y | 9-08 |
| Hang doors | 1,000 | Y | 11-08 |
| Tile/Floor | 18,495.00 | Y | 9-08 |
| Cabinets | 23,175.00 | Y (1/2) 11,587.50 pd. | 9-22-08 |
| Computers (Seminole Co. School Bd. Discount for used equipment) | 495.00 | Y | 8-21-08 |
| Dumpster | 1,680.00 | Y | 9-8-08 |
| Misc Materials | 4,918.05 | Y | 8-01-08 thru 10-6-08 |
| Exterior Lights | 2,000.00 | N | |
| Landscaping | 25,000.00 | N | |
| Exterior knock out, sandblast, stucco | 15,000.00 | N | |
| Plumbing | 8,500.00 | Y | 12-08 |
| Removal of tire mulch and replace | 2,000.00 | N | |

GRANT

| | | | |
|--|-----------|---|--|
| with natural materials in back yard | | | |
| Playground | 5,000.00 | N | |
| Furnishings | | | |
| Communal living room | 4,313.00 | N | |
| Communal dining Room | 3,000.00 | N | |
| 9 bedroom sets (bunk beds, trundle, wardrobe, night table and lamp 9 x \$1,350.00) | 12,150.00 | N | |
| 9 mini-living rooms 9 x \$700 | 6,300.00 | N | |
| Small appliances and equipment for kitchen | 3,000.00 | N | |

Total: \$213,332.53

**PROPERTY
APPRAISER**

&

**PROPERTY
TAXES**

Personal Property

| | | |
|--|--|--|
| PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506 | | |
| | | |

GENERAL

Parcel Id: 25-19-30-SAG-1108-0060
 Owner: SEMINOLE B C C (HEALTH DEPT)
 Own/Addr: COUNTY SERVICES BUILDING
 Mailing Address: 1101 E 1ST ST
 City,State,ZipCode: SANFORD FL 32771
 Property Address: 901 FRENCH AVE
 Facility Name:
 Tax District: S4-SANFORD- 17-92 REDVDST
 Exemptions: 85-COUNTY ()
 Dor: 86-COUNTY(EXC.PUBLIC SC)

VALUE SUMMARY

| VALUES | 2009 Working | 2008 Certified |
|------------------------|--------------|----------------|
| Value Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Bldg Value | \$229,331 | \$240,797 |
| Depreciated EXFT Value | \$1,562 | \$1,562 |
| Land Value (Market) | \$216,216 | \$216,216 |
| Land Value Ag | \$0 | \$0 |
| Just/Market Value | \$447,109 | \$458,575 |
| Portability Adj | \$0 | \$0 |
| Save Our Homes Adj | \$0 | \$0 |
| Assessed Value (SOH) | \$447,109 | \$458,575 |

[Tax Estimator](#)**2009 TAXABLE VALUE WORKING ESTIMATE**

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| County General Fund | \$447,109 | \$447,109 | \$0 |
| Schools | \$447,109 | \$447,109 | \$0 |
| City Sanford | \$447,109 | \$447,109 | \$0 |
| SJWM(Saint Johns Water Management) | \$447,109 | \$447,109 | \$0 |
| County Bonds | \$447,109 | \$447,109 | \$0 |

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

SALES

Deed Date Book Page Amount Vac/Imp Qualified
[Find Sales within this DOR Code](#)

2008 VALUE SUMMARY

2008 Tax Bill Amount: \$0

[2008 Certified Taxable Value and Taxes](#)

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method Frontage Depth Land Units Unit Price Land Value
 SQUARE FEET 0 0 30,888 7.00 \$216,216

LEGAL DESCRIPTION

PLATS: Pick...

LEG LOTS 6 7 8 9 + 10 BLK 11 TR 8 TOWN OF SANFORD
 PB 1 PG 62

BUILDING INFORMATION

| Bld Num | Bld Class | Year Blt | Fixtures | Gross SF | Stories | Ext Wall | Bld Value | Est. Cost New |
|-------------------|---------------|---------------|----------|----------|---------|--------------------------|-----------|---------------|
| 1 | MASONRY PILAS | 1960 | 24 | 6,210 | 1 | CONCRETE BLOCK - MASONRY | \$229,331 | \$573,327 |
| Subsection / Sqft | | CANOPY / 1068 | | | | | | |

[Permits](#)**EXTRA FEATURE**

| Description | Year Blt | Units | EXFT Value | Est. Cost New |
|-------------|----------|-------|------------|---------------|
| OVERRIDE | 1979 | 1 | \$95 | \$95 |
| OVERRIDE | 1979 | 1 | \$1,084 | \$1,084 |
| OVERRIDE | 1979 | 1 | \$383 | \$383 |

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

BUSINESSES

&

SERVICES

OFFERED

(ON-SITE)

Listing of businesses or services offered on site:

Off site, SafeHouse provides emergency shelter beds for victims of domestic violence and their children. Once the initial crisis has been addressed, those in the shelter need to transition into independent and safe living.

Emergency shelter beds provide critical, life saving services to domestic violence victims in emergency danger, yet those beds require restrictive time-limits. SafeHouse has developed a comprehensive plan to identify and select eligible participants who have lived in the emergency shelter. Through a series of questions, setting goals, personal track records and willingness to be independent, the 9th Street project will house motivated, self-sufficient individuals who have the desire to succeed.

Because victims often face substantial barriers that inhibit their ability to gain independence from the abusive partner, these new SafeHouse transitional housing units provide long term solutions that allow victims to break the cycle of violence by gaining independence utilizing a stepping stone approach. The program offers supportive services to facilitate residents' transition to independent living including job training, child care assistance, computer training, counseling and support group during their stay.

Residents will be afforded an opportunity to engage in cultural events, academic programs, other learning activities and as many on-site training in areas of interest as possible, including retail in the small boutique currently in the planning stages.

This new project will assist domestic violence victims and their children, who have resided in the emergency shelter for up to 90 days or more and have demonstrated a desire and drive to become self sufficient, but need an additional stepping stone. This stepping stone, on-site group home transitional housing in the building that previously served as the emergency shelter, allows victims of domestic violence and their children additional time to save money, to learn life skills and receive computer training and retail sales training during this new project of an on-site transitional housing.

This new program will provide food, toiletries, suitable clothing for job interviews, ongoing counseling and "family"-type support at no charge to the residents other than utilities. The on-site transitional housing, for which funding is requested, will provide a stepping stone into traditional scattered site transitional housing and/or directly into permanent housing.

Participants will either be working or obtaining an education to find work, without paying for housing, for up to 24 months (progress reviewed every three months). One of the goals of the transitional housing program is to assist participants to prepare to obtain permanent housing and to remain in permanent housing once secured. The SafeHouse group living transitional home is a precursor to transitional housing in the community. With the ability to live at the SafeHouse for an additional three, six months up to 24 months, participants will be able to save more money for deposits, secure employment and/or finish schooling, without struggling.

Advocates will then assist participants into housing in the community, assuming availability, through all programs available, including SafeHouse and the various Homeless Services Network's umbrella of Supportive Housing Program providers. The success of participants then progressing into permanent housing

is far greater when there is a strong base of life and job skills to build upon, including savings, through this tier approach.

Participants are more likely to remain in permanent housing if they have feel safe and have a secure job and money in the bank. The timing of the transfer will be individualized, depending upon the self-sufficiency and readiness of the participants and the increase in skills and/or income. All advocates will maintain a list of affordable permanent housing units available in the community.

PROPOSED

IMPROVEMENTS

Description of Proposed Improvements:

Improve and update the 40-year-old 6,210 sq. ft. structure that takes up the entire block facing 17-92 (French Ave.) in Sanford between 9th and 10th Streets, and utilize as efficiency-style transitional housing units. The building is structurally sound.

The complete renovation of the structure. Replace all lighting to go from an institutional look to more of a residential housing. Replace all flooring and cover all masonry struck block walls with sheetrock to again give a more residential feel as opposed to the institutional look it had. Replace all security lighting, access system, and cameras to be remotely monitored by the security office in the main facility. Construct a computer area for the children to do homework and research as well as a TV room adjacent to the renovated kitchen and dining room area. Construct closets in all the bedrooms, renovate all bathrooms and kitchen. Provide completely new, ecologically friendly landscaping, including lighting, security, drought resistant plants. Sand blast and stucco exterior to help change the way the 17-92 corridor looks and feels, bringing to life a dead zone in the heart of town. The idea is to improve an existing, outdated eyesore and bring life and functionality into the area.

The SafeHouse renovation will spur the development of other vacant and underperforming sites nearby. The redevelopment should spur standards of smart, sustainable urban development. (See application for additional details).

Note: The building is owned by Seminole County and leased to the Seminole County Victims' Rights Coalition, Inc., dba SafeHouse of Seminole for the next 20 years.

SUPPORT

CRA MASTER

PLAN

Identification of project's support of the CRA Master Plan:

SafeHouse of Seminole supports the US 17-92 CRA goals of the Overlay District to achieve the "Core Urban Green Living" theme. The Redevelopment and Construction of the 9th Street building will follow the CRA's dedication to creating jobs, eliminating blight, and improving the quality of life for residents and business owners in the community while managing growth and preserving Seminole County's natural resources.

OCCUPATIONAL LICENSE



SEMINOLE COUNTY BUSINESS TAX RECEIPT

RAY VALDES, SEMINOLE COUNTY TAX COLLECTOR

PO Box 630 ■ Sanford, FL 32772-0630 ■ Telephone: 407-665-1000

www.seminoletax.org

VALID THROUGH 09/30/09

SEMINOLE COUNTY VICTIM'S

RIGHTS COALITION

PO BOX 2921

SANFORD, FL 32772

JEANNE GOLD (DIR) JEANNE GOLD (PRES)

JANET DAVIS (VPRES)

Account #:018657

EXEMPT - NON TRANSFERABLE

REGULATED

State Lic.# - CH5086

**** CITY LICENSE REQUIRED ****

Receipt #: 10172008121506439

Amount Paid: \$ 0.00

Date Paid: 12/15/2008

BUSINESS OWNER, PLEASE NOTE THE FOLLOWING:

- **DISPLAY THE ABOVE RECEIPT PROMINENTLY:** This Business Tax Receipt shall be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County. Upon failure to do so, the business shall be subject to the payment of another business tax for the same business or profession.
- **RENEW THIS TAX BEFORE IT EXPIRES:** Pursuant to Florida Statutes, all Business Tax Receipts shall be issued by the Tax Collector beginning July 1st of each year, and it shall expire on September 30th of the succeeding year. Those Business Tax Receipts issued as renewal accounts beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter, until paid; provided that the total penalty shall not exceed 25% of the business tax for the delinquent establishment (Florida Statute [FS] 205.053 [1]).

A 25% penalty shall be imposed on any individual engaged in any new business or profession without first obtaining a Seminole County Business Tax receipt. ([FS] 205.053 [2])

This Business Tax Receipt is only a receipt for business taxes paid. It does not permit the taxpayer to violate any existing regulatory or zoning laws of the state, county, or municipality, nor does it exempt the taxpayer from any other required licenses, registrations, certifications, or permits. Business Tax requirements are subject to legislative change.

- **REPORT ALL CHANGES:** The holder of this Business Tax Receipt is required to report a change in the following: Ownership, Business Location, Mailing Address, or any other information that would alter the status of the current year's taxes. This includes, but is not limited to, the loss of or a change in a State License which was used to qualify for the business activity and/or occupation identified on the current County Business Tax Receipt. If you have any changes to report, contact the Business Tax Department at 407-665-7636.

SEMINOLE COUNTY VICTIM'S

RIGHTS COALITION

PO BOX 2921

SANFORD, FL 32772

County Services Building
1101 E. First Street
Sanford, FL 32771

Wilshire Plaza
384 Wilshire Blvd.
Casselberry, FL 32707

Oak Groves Shoppes
995 N SR 434 Suite 505
Altamonte Springs, FL 32714

ShelMar Professional Center
1490 Swanson Drive, Suite 100
Oviedo, FL 32765

[illegible]

PROJECT

SITE

PHOTO'S

2008 8 14





2008 10 17



2008 10 5

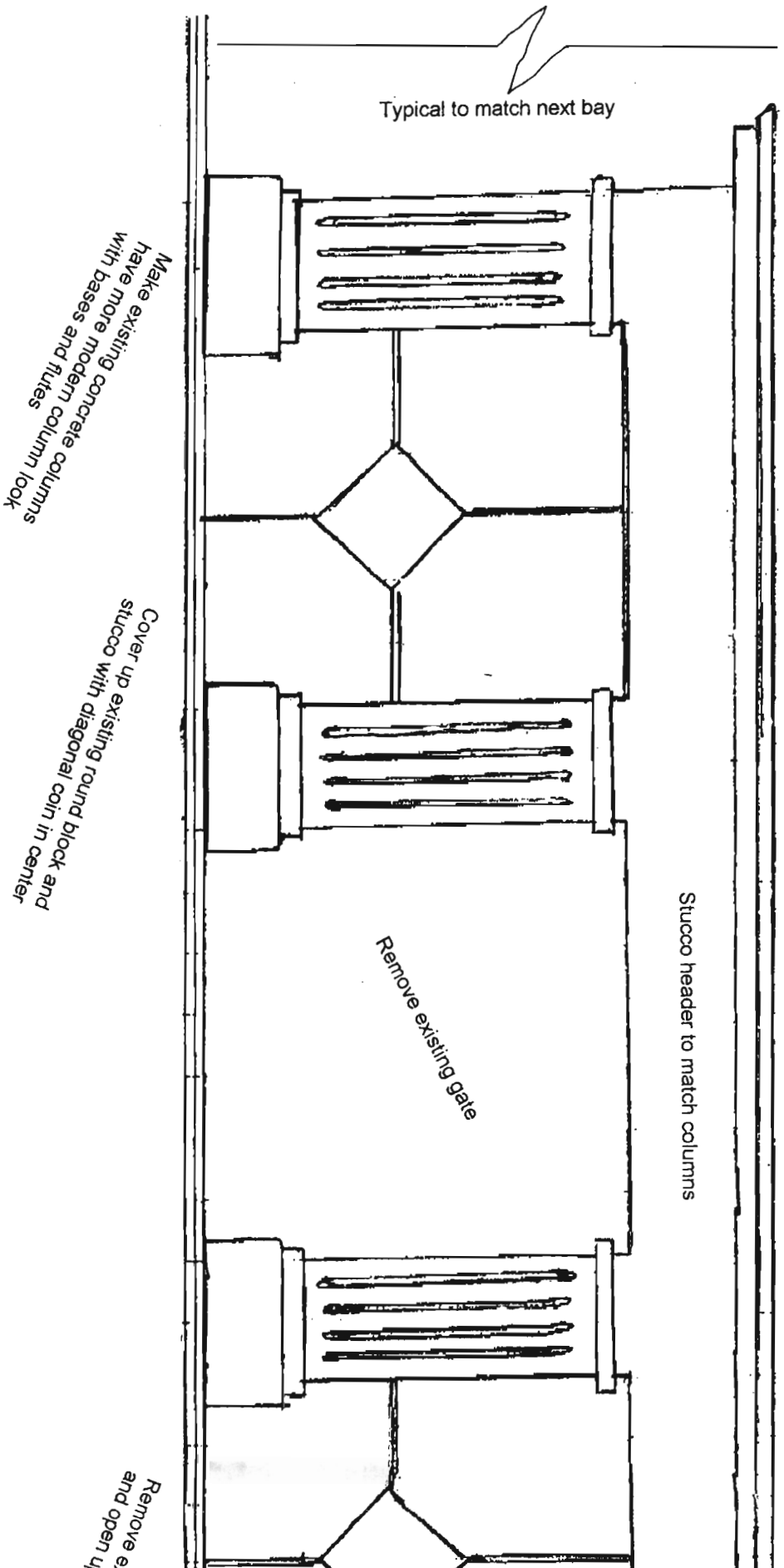


2008 10 17

ARCHITECTURAL

PLANS

Safe House Proposed Front Elevation
901 French Avenue
Sanford



**PROPOSED
IMPROVEMENTS
RENDERING**

5 new parking spaces
Cut out asphalt and add
1 oak tree and Gold Tip
Legustrums around parking

14' ALLEY

264.00'



Child Mulch Play Area

ASPHALT

Peanut Grass

Cut out asphalt and add
1 oak tree and Gold Tip
Legustrums around parking

6" CONC. WALK 117.00'

⑦

③

Ground cover

⑥

Ground cover

Hibiscus Hedge

1 STORY CONC. COMMERCIAL BLDG.
901

160.70

⑦

⑦

⑦

Ground Cover

Hibiscus Hedge
Ground cover

82.30

Peanut Grass

Knock Out Roses
On raised elevation

Viburnum Suspensum
@ grade level 18" plant

Red and Green Coleus
(perennial)

Viburnum Suspensum
@ grade level 18" plant

Knock Out Roses
On raised elevation

AS

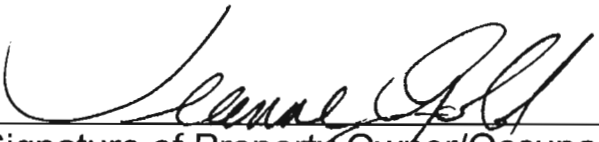
- ① Large Existing Tree
- ⑤ 12' to 15' New oak

Safe House Landscape Plan 901 French Avenue

SIGNATURE
OF
APPLICANT

Affidavit of Property Owner/Applicant:

I, Jeanne Gold, on behalf of SafeHouse of Seminole, attest that the information contained herein is correct to the best of my knowledge. I further understand that the US 17-92 CRA Grant Program for Redevelopment and Construction benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties with the designated CRA boundary are not eligible for CRA funded programs when such funding conflicts with the goals expressed in the CRA Community Redevelopment Plan. I further understand that I am responsible for providing construction documents and/or permits required for any work.



Signature of Property Owner/Occupant

Jeanne Gold, Executive Director
Print name